

GOVERNMENT OF ANDHRA PRADESH
A B S T R A C T

Municipal Administration & Urban Development Department – Visakhapatnam Metropolitan Region Development Authority – Allotment of Land to an extent of Acs. 31.30 cts (i.e., an extent of Acs. 22.71 Cts in Sy.No.7, 165/P & 166 and an extent of Acs. 8.59 Cts in Sy. No. 67/P of Kommadi Village, Visakhapatnam Rural Mandal, Visakhapatnam) to M/s L&T Vision Ventures Ltd on outright sale basis @ 1.53 crore per acre in the year 2008 – Accord permission to VMRDA to cancel the said allotment of land by reimbursing already paid amount with simple interest from the date of payment - Orders - Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT(M)DEPARTMENT

G.O.MS.No. 4

Dated: 22-01-2021
Read the following:

1. G.O.Ms.No.729 MA&UD(H2) Department, dt.24.10.2008.
2. G.O.Ms.No.108 MA&UD (M) Department, dt.07.03.2019.
3. From MC, VMRDA, Visakhapatnam, Lr.Rc.No.2426/04/F1, dt:17.12.2020.

ORDER:

In G.O 2nd read above, Government have accorded permission to the Metropolitan Commissioner, Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam to execute the sale deed for the land to an extent of Acs. 31.30 Cts., (i.e., an extent of Acs. 22.71 Cts in Sy. No. 7, 165/P & 166 and an extent of Acs. 8.59 Cts in Sy. No. 67/P of Kommadi Village, Visakhapatnam Rural Mandal, Visakhapatnam) in favour of M/s L&T Vision Ventures Ltd on payment of balance amount of Rs.41.64 Crore with 7% simple interest from 24.10.2008 (when the land was allotted initially to the firm vide G.O 1st read above), subject to withdrawal of all legal proceedings.

2. In the letter 3rd cited the Metropolitan Commissioner, Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam has stated that he had addressed a letter dt.21.03.2019 to M/s.L&T Vision Ventures Limited for payment of balance amount of Rs.41.64 Crores and its 7% simple interest Rs.30.43 Crores in terms of G.O.Ms.No.108 MA, dt.07.03.2019. As per said orders, the developer has to pay the amount of Rs.88.73 Crores including simple interest for the period 24.10.2008 to 31.12.2020. However, the developer has not paid any amount and no reply has been given in this regard. As per prevailing Market Value of lands, the value will be Rs.6.00 Crores per Acre. Hence, there will be a loss of Rs.99.00 Crores to Government exchequer.

3. Further, it is brought to the notice of the Government that number of petitions have been received requesting to cancel the allotment done earlier, as it was allotted at very low price causing huge financial loss to the Government duly conferring undue benefit to the bidder i.e., M/s. L&T Vision Ventures Limited by over ruling the objections raised in the matter. As the land value is arrived through auction in 2008, only 10% minimum guarantee amount of the value of the land originally bid, is paid as Minimum Guaranteed Amount, and as the developer is expected to sell the developed land at today's market rates, but not at the rates of 2008, present market value of the land has to be reassessed.

(PTO)

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4. Government after careful examination of the matter, hereby permit the Metropolitan Commissioner, Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam to cancel the land allotment to an extent of Acs. 31.30 Cts., (i.e., an extent of Acs. 22.71 Cts in Sy. No. 7, 165/P & 166 and an extent of Acs. 8.59 Cts in Sy. No. 67/P of Kommadi Village, Visakhapatnam Rural Mandal, Visakhapatnam) in favour of M/s L&T Vision Ventures Ltd by reimbursing already paid amount with simple interest from the date of payment.

5. The Metropolitan Commissioner, Visakhapatnam Metropolitan Region Development Authority (VMRDA), Visakhapatnam shall take further necessary action in the matter, accordingly.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

Y.SRILAKSHMI
PRINCIPAL SECRETARY TO GOVERNMENT

To

The Metropolitan Commissioner, Visakhapatnam Metropolitan Region Development Authority (VMRDA), Visakhapatnam.

Copy to:

M/s L&T Vision Venture Limited, Mount Poonamallee Road, Manapakkam, P.B.No.979, Chennai-600 089.

The G.A.(Cabinet) Department.

The PS to Spl.CS to CM .

The OSD to M(MA&UD).

The PS to Prl. Secretary to Government, MA&UD Department.

Sf/Sc (E 167395).

//FORWARDED::BY::ORDER//

SECTION OFFICER